



**LEGAL DESCRIPTION FOR A
PERMANENT INGRESS AND EGRESS EASEMENT**

Being an area of permanent easement for ingress and egress purposes over, through and across a part of Parcel #B05-021-029-04, a 5.117 acre tract of land as described in OR Volume 684, Page 2656 of the Auglaize County Official Record of Deeds and as shown on a survey plat recorded in Survey Book T, Page 85 of the Auglaize County Engineer's Record of Surveys. Situated in the NE ¼ of Section 21, T-5-S, R-6-E, Duchouquet Township, County of Auglaize, State of Ohio an area of land bounded and described as follows:

Commencing for reference at monument box found at the northeast corner of the NE ¼ of Section 21 and the legal centerline of Hauss Road (TR 161);

Thence along the east line of said NE ¼ of Section 21, also being the legal centerline of Hauss Road (TR 161), S 01°-10'-46" W (basis of bearing) a distance of 918.37 feet to a mag nail found marking the intersection of said east line of the NE ¼ of Section 21, also being the legal centerline of Hauss Road (TR 161) and the northerly line of said 5.117 acre tract of land being the POINT OF BEGINNING for the area of permanent ingress and egress easement herein described;

Thence along the following courses of lines describing the area of a permanent ingress and egress easement:

Continuing along said east line of the NE ¼ of Section 21, also being the legal centerline of Hauss Road (TR 161), S 01°-10'-46" W a distance of 50.00 feet to a mag nail found;

Along the southerly line of said 5.117 acre tract of land, N 89°-26'-46" W a distance of 662.13 feet to a 5/8 inch iron pin found;

Along said southerly line of a 5.117 acre tract of land, N 86°-16'-40" W a distance of 198.23 feet to a point on said southerly line of a 5.117 acre tract of land

N 00°-33'-14" E a distance of 39.04 feet to a point;

S 89°-26'-46" E a distance of 200.74 feet to a 5/8 inch iron pin found marking the southwest corner of a 1.869 acre tract of land as described in OR 669, Page 1508 of the Auglaize County Official Record of Deeds;

S 89°-26'-46" E a distance of 659.97 feet (meas.) / 662.13 feet (rec.) to the POINT OF BEGINNING.

The above described area of a permanent ingress and egress easement contains 0.963 acres (41,930.40 square feet) of land.

Basis of bearing for this legal description assumes the east line of the NE ¼ of Section 21, also being the legal centerline of Hauss Road (TR 161) as S 01°-10'-46" W per the survey plat as performed by James M. Kent, PS #6792 dated October 20, 2017 recorded in Survey Book T, Page 85 of the Auglaize County Engineer's Record of Surveys.

This legal description and accompanying plat represents an actual survey performed by Eric R. Pfenning, PS #8129 on August 13, 2023 and that the information contained herein is true and correct to the best of my knowledge.



Eric R. Pfenning, PS # 8129

Angle Right, Ltd.
11593 Circle Drive
Lakeview, Ohio 43331



8/13/2023

**LEGAL DESCRIPTION FOR A
PERMANENT ELECTRIC UTILITY EASEMENT**

Being an area of permanent easement for electric utility purposes over, through and across a part of Parcel #B05-021-029-04, a 5.117 acre tract of land as described in OR Volume 684, Page 2656 of the Auglaize County Official Record of Deeds and as shown on a survey plat recorded in Survey Book T, Page 85 of the Auglaize County Engineer's Record of Surveys. Situated in the NE ¼ of Section 21, T-5-S, R-6-E, Duchouquet Township, County of Auglaize, State of Ohio an area of land bounded and described as follows:

Commencing for reference at monument box found at the northeast corner of the NE ¼ of Section 21 and the legal centerline of Hauss Road (TR 161);

Thence along the east line of said NE ¼ of Section 21, also being the legal centerline of Hauss Road (TR 161), S 01°-10'-46" W (basis of bearing) a distance of 968.37 feet to a mag nail found marking the intersection of said east line of the NE ¼ of Section 21, also being the legal centerline of Hauss Road (TR 161) and the southerly line of said 5.117 acre tract of land, passing a mag nail found at a distance of 918.37 feet;

Thence along said southerly line of a 5.117 acre tract of land, N 89°-26'-46" W a distance of 662.13 feet to a 5/8 inch iron pin found;

Thence along said southerly line of a 5.117 acre tract of land, N 86°-16'-40" W a distance of 312.54 feet to a point on said southerly line of a 5.117 acre tract of land being the POINT OF BEGINNING for the area of a permanent electric utility easement herein described;

Thence along the following four (4) courses of lines describing the area of a permanent electric utility easement:

Continuing along said southerly line of a 5.117 acre tract of land, N 86°-16'-40" W a distance of 15.00 feet to a point;

Perpendicular to said southerly line of a 5.117 acre tract of land, N 03°-43'-20" E a distance of 19.56 feet to a point;

Parallel to said southerly line of a 5.117 acre tract of land, S 86°-16'-40" E a distance of 15.00 feet to a point;

Perpendicular to said southerly line of a 5.117 acre tract of land, S 03°-43'-20" W a distance of 19.56 feet to the POINT OF BEGINNING.

The above described area of a permanent electric utility easement contains 0.007 acres (293.40 square feet) of land.

Basis of bearing for this legal description assumes the east line of the NE ¼ of Section 21, also being the legal centerline of Hauss Road (TR 161) as S 01°-10'-46" W per the survey plat as performed by James M. Kent, PS #6792 dated October 20, 2017 recorded in Survey Book T, Page 85 of the Auglaize County Engineer's Record of Surveys.

This legal description and accompanying plat represents an actual survey performed by Eric R. Pfenning, PS #8129 on August 13, 2023 and that the information contained herein is true and correct to the best of my knowledge.

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